

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
May 20, 2002

PRESENT: Dave Wakeman, Chairman Don Hoefler
 Mark Decker Tom Cowan

Don Folger, Code Enforcement Officer
Christine Falkowski, Planning Board Clerk

The meeting was called to order at 7:35pm. The minutes from the April 15th meeting were discussed. Tom motioned to approve the minutes, seconded by Mark, and all approved.

7:45 PM – Minor Subdivision (one lot) – Young – Hunts Corners Road

The area is very wet. They are putting in fill and will bring it 18” above road level.
Tom motioned to approve this subdivision, seconded by Don, and all approved.

8:00 PM – Site Plan Review – Akron Airport – John Street

Mary Kay Genthner, Airport Engineer - Passero Associates, P.C.
Wayne F. Wegman, P.E., Principal – Passero Associates, P.C.
Larry Cummings - Christian Airmen
Dick Forrestel - Cold Springs Construction

Mary Kay presented the project: “Reconstruct Taxiway to Runway 7-25, Reconstruct Access Road & Construct Helipad”.

Phase I of this \$1.8 Million project will begin Spring of 2003.

The U.S. Military uses this airport; but has been asked not to train there, use it in the evenings or hover thereby creating extended noise.

The access road on Scotland will be gated and for emergency use only. The Fire Company will have access through a Knox Box.

The house on Scotland must be moved, possibly with a grant from the FAA.

It would be very desirable to have fire protection, public water and public sewer. Funding for this through grants would be very difficult at this time due to 9/11. The nearest fire hydrant on East Avenue is non-operational.

Drainage:

- Runoff toward the school will decrease
- Some will drain into natural pond
- No storm sewers
- Swale will create longer route; but will drain the same.

The gas well piping will be moved. There is another well, capped and waiting to be used.

Next Phase: They will want Peter Henley’s land across the road, which is a Runway Protection Zone (RPZ). Will he want to sell? Should we get an easement or agreement? Aero Appraisal is appraising it now. Peter could sell it today, and he appears to cooperating, but we cannot ask him to hold off for two - three years.

Larry Cummings made a new proposal regarding 15 – 16 acres of unusable airport property:

- We may want to consider preserving the caves; they have unique historical value and endangered plant life (purple trillium)
- They were mined in the 1800's for cement; then used to store potatoes.
- On the south side of the runway, a nature trail could be made through the caves and park system, but it cannot impair airport operation.
- How do we keep the kids out? Fence the perimeter? Huge liability issue! They will put up signs for now that say "Hazardous - Keep Out".

Messrs. Cummings, Wegman, Forrestel and Ms. Genthner departed at 9:00 PM.

Unfinished Business:

The Board discussed the section of Newstead Code dealing with horses. DEC's definition of one animal unit is 1,000 pounds per acre. Ask Becky to re-write using Nathan's proposed comments as follows:

100-15 R-A Rural-Agricultural District

A(1)(a) Buildings or structures used for the stabling of livestock, including but not limited to horses, cows, sheep, fowl or other animals, may not be located any closer than 100 feet back from the right-of-way or the rear of the primary use structure.

A(1)(b) With the exception of general pasture, fences enclosing any pen, corral, track or other such enclosure within which livestock are kept may not be located any closer than _____ to the neighboring residence.

A(1)(c) Minimum land area for _____ shall be two (2) acres and an additional acre is required for each additional _____.

The Board discussed the issue of unlicensed cars. Leave A. and B. as written as follows, but the Town Board must determine whether it will be *two or three* vehicles.

100-36 Parking and Storage of Motor Vehicles.

- A. Outdoor parking or storage of a motor vehicle, as defined in the Vehicle and Traffic Law of the State of New York, shall be limited to two or three unlicensed and unregistered vehicles displayed in public view for either sale, storage, or maintenance. Any vehicles above the allotted two or three must be contained completely within an enclosed structure.
- B. Licensed junkyards, licensed repair shops and licensed new and used motor vehicle dealers shall be exempt from the provisions of this section. Licensed automobile repair shops shall be exempt for period of up to 90 days from this provision if such vehicle is being held pending settlement of an insurance claim or if abandoned by the registered owner.

Don motioned to adjourn the meeting at 9:25PM, Mark seconded and all approved.

Respectfully submitted by,
Christine Falkowski
Recording Secretary